

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING  
OF  
Friday, June 05, 2015**

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Ryan Foster, Hearing Officer**.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

**HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.**

Ryan Foster, Hearing Officer: opens meeting.

**PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

No one coming forward.

**CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):

3. April 17, 2015 PDH Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of April 17, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.**

4. May 1, 2015 PDH Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of May 1, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.**

5. Hearing to consider a request by **STEVE AND JACKIE GLEASON** to allow a modification of their previously approved Minor Use Permit to allow the phased construction and expansion of an existing winery facility and public tasting room. Winery build-out (includes the existing winery structures) will

include: 1,600 square-feet (sf) tasting room; 500 sf roadside stand; 11,376 sf barrel/case storage and processing facility; and 5,505 sf of outdoor covered crush area. Wine production is estimated at 10,000 cases per year. No special events are authorized with this permit; wine industry-wide events are allowed per land use ordinance. The applicant is also requesting a setback modification for the processing/barrel storage building of the minimum 200 foot setback to the property line requirement to allow a setback of 38 feet to the easterly property line. The project will result in the disturbance of 0.4 acres on a 32.8 acre parcel. The project is located within the Agriculture land use category and is located on the south side of Highway 46 (at 2485 Green Valley Road), 1.5 miles northwest of the community of Templeton, in the North County planning area, Adelaida Sub Area. Also to be considered is the approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

**County File Number: DRC2014-00064**  
Supervisory District: 1  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 040-011-019  
Date Accepted: March 5, 2015  
**Recommendation: Approval**

**Thereafter, on motion of the hearing officer, the request by STEVE AND JACKIE GLEASON to allow a modification of their previously approved Minor Use Permit (DRC2014-00064) is granted based on the Findings A through G. in Exhibit A and subject to the Conditions 1 through 20 in Exhibit B. (Document Number: 2015-39\_PDH)**

### **ADJOURNMENT**

**Next Scheduled Meeting: June 19, 2015**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary**  
**Planning Department Hearings**

Minutes will be approved at the July 17, 2015 Planning Department Hearings Meeting.